



HOWARD COUNTY

Land Development Code Update
Phase 1: Development Regulations Assessment

NOVEMBER 2017

Summary

- Project Background and Update
- Discussion Topics



PROJECT BACKGROUND AND UPDATE

Project Scope

Phase 1:

- An assessment of the current land development regulations
- Including zoning, subdivision, and manuals
- Including New Town zoning (but not covenants)
- Not including revisions to Adequate Public Facilities Ordinance (APFO)
- Results in an Assessment (of the current regulations) and an Annotated Outline (of how they could be restructured and improved)
- To be released in late 2017 or early 2018 following staff review

Phase 2: A separate contract to update the Development Regulations (2018-2019)

- Diagnosis
 - General comments
 - Section-by-section review of Zoning Regulations, Signs, and Planning, Zoning and Subdivisions and Land Development Regulations (Title 16)
 - Review of each manual

• Annotated Outline: Unified Development Ordinance Structure

ZONING REGULATIONS

100.0: General Provisions
101.0: Rules of Construction
102.0: Violations, Enforcement, and Penalties
103.0: Definitions
104.0: RC Rural Conservation
105.0: RR Rural Residential
106.0: DEO Density Exchange Option Overlay
106.1: County Preservation Easements
107.0: R-ED Residential: Environmental Development
108.0: R-20 Residential: Single
109.0: R-12 Residential: Single
110.0: R-SC Residential: Single Cluster
111.0: R-SA-8 Residential Single Attached
111.1: R-H-ED Residential: Historic – Environmental
112.0: R-A-15 Residential: Apartments
112.1: R-APT Residential: Apartments
113.1: R-MH Residential: Mobile Home
113.2: R-SI Residential: Senior Institutional
113.3: I Institutional Overlay
114.0: Historic District
114.1: R-VH Residential: Village Housing
114.2: HO Historic: Office
114.3: HC Historic: Commercial
115.0: POR Planned Office Research
116.0: PEC Planned Employment Center
117.0: BRX Business Rural Crossroads
117.1: BR Business Rural

117.3: OT Office Transition
117.4: CCT Community Center Transition
118.0: B-1 Business: Local
119.0: B-2 Business: General
120.0: SC Shopping Center
121.0: CEF Community Enhancement Floating
121.1: CR Commercial Redevelopment
122.0: M-1 Manufacturing: Light
123.0: M-2 Manufacturing: Heavy
124.0: SW Solid Waste Overlay
125.0: NT New Town
126.0: PGCC Planned Golf Course Community
127.0: MXD Mixed Use Districts
127.1: PSC Planned Senior Community
127.2: CE Corridor Employment District
127.3: CLI Continuing Light Industrial Overlay
127.4: TOD Transit Oriented Development
127.5: CAC Corridor Activity Center
127.6: TNC Traditional Neighborhood Center
128.0: Supplementary Zoning District Regulations
129.0: Nonconforming Uses
130.0: Hearing Authority
131.0: Conditional Uses
132.0: Temporary Uses
133.0: Off-Street Parking and Loading Facilities
134.0: Outdoor Lighting

TITLE 3: SUBTITLE 5, SIGNS

TITLE 16: PLANNING, ZONING AND SUBDIVISIONS AND LAND DEVELOPMENT REGULATIONS

Subtitle 1: Subdivision and Land Development Regulations
Subtitle 2: Zoning
Subtitle 3: Board of Appeals
Subtitle 4: Street Names and House Numbers
Subtitle 5: Mobile Home Development
Subtitle 6: Historic Preservation Commission
Subtitle 7: Floodplain
Subtitle 8: Department of Planning and Zoning
Subtitle 9: Planning Board
Subtitle 10: Zoning Counsel
Subtitle 11: Adequate Public Facilities
Subtitle 12: Forest Conservation
Subtitle 13: Cemetery Preservation
Subtitle 14: Scenic Roads
Subtitle 15: Design Advisory Panel
Subtitle 16: Enforcement of the Howard County Subdivision and Land Development Regulations and the Zoning Regulations
Subtitle 17: Development Rights and Responsibilities Agreements



1. General Provisions
2. Zone Districts
3. Land Use Regulations
4. Development Standards
5. Zoning & Subdivision Procedures
6. Definitions and Rules of Construction

Project Timeline

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graph TD; A[Stakeholder Interviews and Public Meetings  
March 2017] --> B[Online Survey and Comments  
June 2017]; B --> C[Emerging Issues and Trade-Offs Public Meetings  
July 2017]; C --> D[Diagnosis and Annotated Outline Draft  
Fall 2017]; D --> E[Presentation of Draft Public Meetings  
Winter 2018];
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Stakeholder Interviews and Public Meetings
March 2017



Online Survey and Comments
June 2017



Emerging Issues and Trade-Offs Public Meetings
July 2017



Diagnosis and Annotated Outline Draft
Fall 2017



Presentation of Draft Public Meetings
Winter 2018

Project Status

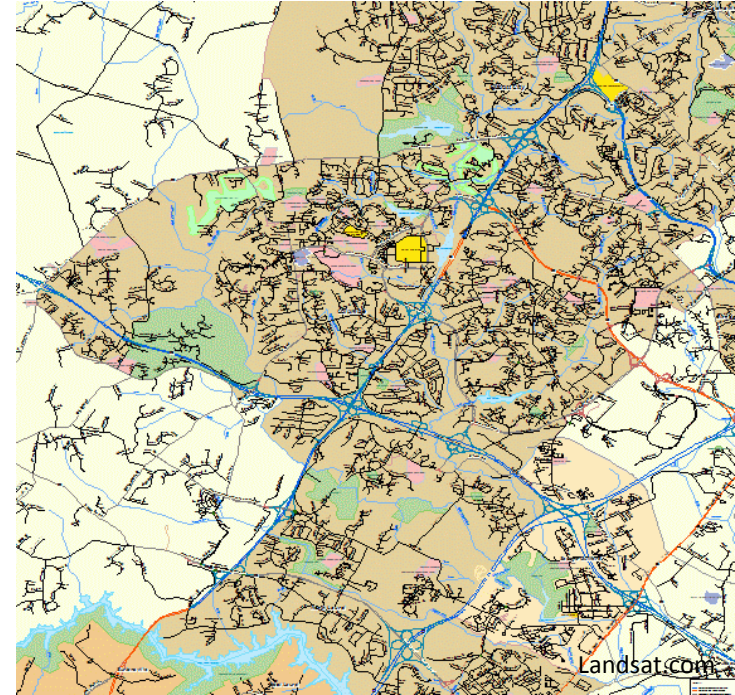
- Initial kickoff meetings with staff and administration (February)
- Two rounds of meetings with stakeholders to receive initial comments about needed changes (March & July)
- Research on existing development approvals (including all SDP/FDPs)
- Research on current zone district use and acreages
- Collected 691 comments so far
- Posted monthly summaries of comments received at www.howardcountymd.gov/regulationassessment
- Prepare staff draft of Assessment and Annotated Outline

Key Topics Emerging

- Desires to stop or limit growth
- Concerns about the scale and character of infill development
- Confusing structure makes it difficult to find answers
- Continuing tensions between residential development and agricultural operations in western Howard County
- Frustration with current Conditional Uses and approval process
- Desires for higher development quality
- Frustration with development on key corridors, including Route 1, Route 40 and other corridors
- Complexity of current New Town zoning and related covenants (particularly for Downtown and Village Center redevelopment)

Discussion Topics

1. Mixed Use Zoning
2. Character-Based Zoning
3. Floating and Overlay Zones



MIXED USE ZONING

Mixed Use Zoning

Over 2,200 acres and 3,200 parcels are zoned with MXD (Mixed Use) overlay district

- Evidence of strong desire for mixed use development and a weakness of the current code
- Consistent with national trends to allow introduction of attached and multi-family housing in areas that were previously zoned for only commercial development



Mixed Use Zoning

Most newer codes address this use by creating a spectrum of low, medium, and high intensity base mixed use zone districts

- Neighborhood scale
 - Corner/crossroads, support uses
- Community scale
 - Arterials or embedded groups of shops
- Major activity center
 - Large shopping centers



Example Spectrum of Districts



NEIGHBORHOOD



COMMUNITY



ACTIVITY CENTER

Mixed Use Zoning

At each scale, the zone district determines

- The maximum size of the center
- Permitted and conditional cases
 - Uses that are Permitted uses in large districts are often Conditional uses in smaller districts
- Limits on maximum heights and size of buildings and footprints for the Neighborhood and Community scale
- Standards to mitigate impacts of specific uses on surrounding areas



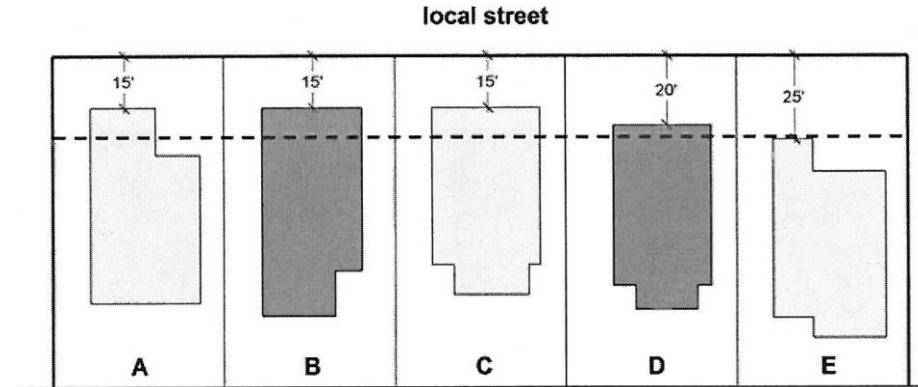
Discussion

- What issues have you been experiencing with current zoning that allows a mix of residential and non-residential uses?
 - Along Route 1 or Route 40
 - In Columbia
 - Other?
- Are these impacts caused by:
 - Conflicts between commercial and residential activities?
 - The intensity of development when both types of development are allowed in the same area?
 - Increased traffic that occurs because both types of development are allowed in the same area?
 - Other?

CHARACTER-BASED ZONING

Character-Based Zoning

- Building and lot dimensions don't have to be fixed numbers within each zone district
- They can be required to “fit in” with the surrounding area through “character based”:
 - Building heights
 - Building setbacks
 - Building bulk
 - Lot coverage



Character-Based Zoning

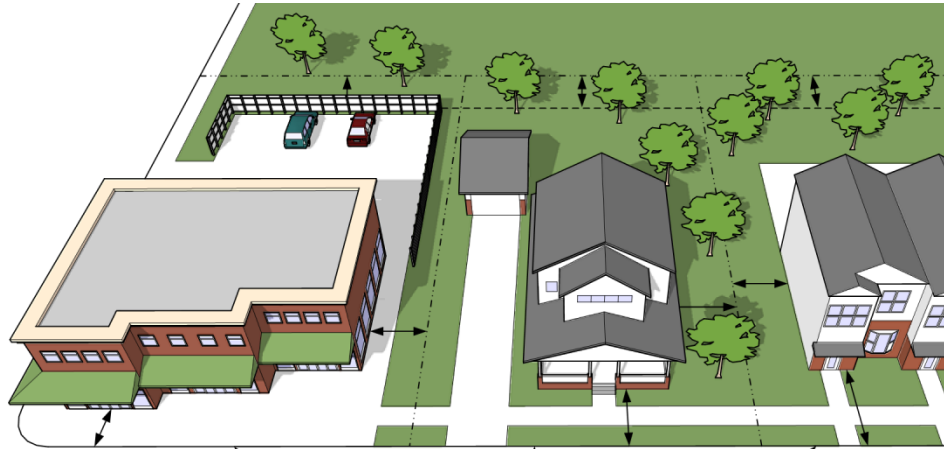
Character-based zoning regulations can also address:

- Orientation of buildings to the street
- Location of parking on the site
- Roof pitch/shape
- Orientation of building entrances
- Façade transparency
- Characteristic building design elements



Character-Based Zoning

- For example:



Setbacks of center property
match the mean average of
adjacent required setbacks



- What areas of the county are appropriate candidates to apply character-based standards?
 - Ellicott City?
 - Savage?
 - Others?
- What types of standards are most important to protect the character of these types of areas?

FLOATING AND OVERLAY ZONES

What are Overlay Zones?

A second layer of districts with controls that:

- Supersede base zone district controls
- Can be more restrictive or more flexible than base zone district controls

Current overlay zones

General

- | | |
|---------------------------------------|---------------------------------|
| • DEO Density Exchange Option | CR Commercial Redevelopment |
| • TNC Traditional Neighborhood Center | I Institutional |
| • MXD Mixed Use | CLI Continuing Light Industrial |

Floating

- PSC Planned Senior Community
- SW Solid Waste

What are Floating Zones?

Zone districts that:

- Can be requested outside of the comprehensive rezoning cycle
- Do not require a showing of “change or mistake”

Current Floating Districts

Base

- BR Business Rural
- OT Office Transition
- CEF Community Enhancement Floating

Overlay

- PSC Planned Senior Community
- SW Solid Waste

Floating & Overlay Issues

- Current ordinance is unclear as to:
 - Which zones are floating or overlay zones?
 - Which floating zones are base zones or overlay zones?

Base <i>Many</i>	Overlay <i>DEO, TNC, MXD, CR, I, CLI</i>
Floating Base <i>BR, OT, CEF</i>	Floating Overlay <i>PSC, SW</i>

- The purpose of many floating and overlay zones could be met by simply revising the permitted and conditional uses in base zoning districts – with adequate standards to control the location, size, and operations of those uses

Discussion

Are there specific concerns about the following that should inform the future use of floating or overlay zones?

- Small business centers at rural area crossroads?
- Office / transition areas at residential edges along major roads?
- Planned senior communities?



QUESTIONS & DISCUSSION